

Requested By:  
Western Title Company  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 6 Fee: \$19.00  
BK-413 PG-6405 RPTT: 0.00



APN# : 1318-09-810-114

ESCROW NO 056015-PAH

Recording Requested By:

Western Title Company, Inc.

When Recorded Mail To:

650 Lakeshore, LLC  
Selvin Passen, M.D.  
2702 Lighthouse Point East #626  
Baltimore, MD 21224

Mail Tax Statements to: (deeds only)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature Selvin Passen, M.D., MANAGER  
Print name SELVIN PASSEN, M.D. Title

**Notice of Completion**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)



## NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN:

1. That work has been completed in all respects on the following property:  
See Exhibit A attached hereto and made a part hereof.
2. That said work was fully and actually completed on 3/6/2013
3. That the contractor commencing and completing said work was M & R  
CONSTRUCTION CORPORATION.
4. That ~~is the owner of said property, located at~~ <sup>650 LAKESHORE, LLC, A NEVADA LIMITED LIABILITY COMPANY</sup>  
648 Lake Shore Boulevard  
Zephyr Cove , NV .

That said property is owned in fee simple title, and that no other person or persons whomsoever is the owner of, or interested therein.

This Notice of Completion is given in compliance with the provisions of Section 108.228 of Nevada Revised Statutes, and the above facts are true and correct.



Notice of Completion – Page 2

IN WITNESS WHEREOF, have affixed His signature(s) this 17<sup>th</sup> day of April, 2013

650 Lakeshore, LLC, a Nevada Limited Liability Company  
BY: Passen Enterprises, LLC, a Nevada Limited Liability Company,  
Managing Member

By: *Selvin Passen, M.D.*  
Selvin Passen, M.D., Manager

STATE OF ~~NEVADA~~ MARYLAND  
County of ~~Douglas~~ Baltimore } SS:

Selvin Passen, MD being first duly sworn, deposes and says:

That he ~~is/are~~ the owner(s) of the above described property; that he has/~~have~~ read the foregoing Notice of Completion of Work of Improvement and know(s) the contents thereof; that the same is true of he own knowledge, except as to the matters which are therein stated on information and belief, and that as to those matters he believe(s) it to be true.

MARYLAND  
STATE OF ~~NEVADA~~  
BALTIMORE  
COUNTY OF ~~Douglas~~

This instrument was acknowledged before me on

APRIL 17, 2013

by SELVIN PASSEN, MD

*Rebecca L. Duvall*  
Notary Public

**REBECCA L. DUVALL  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND  
MY COMMISSION EXPIRES SEPT. 15, 2013**



**EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, BLOCK C, OF ZEPHYR COVE PROPERTIES AMENDED NO. 2, FILED FOR RECORD ON AUGUST 5, 1929, AS DOCUMENT 267, DOUGLAS COUNTY OFFICIAL RECORDS;

THENCE SOUTH 20°03'27" WEST 161.60 FEET;

THENCE DUE WEST 23.73 FEET;

THENCE NORTH 46°00'00" WEST 62.48 FEET;

THENCE NORTH 20°03'27" EAST 123.48 FEET TO THE NORTHWEST CORNER OF SAID LOTS;

THENCE SOUTH 84°45'00" EAST 81.15 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

BEGINNING AT A POINT WHICH BEARS SOUTH 02°03'27" WEST 161.60 FEET FROM THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 5, BLOCK C;

THENCE SOUTH 20°03'27" WEST 61.4 FEET, MORE OR LESS, TO THE APPROXIMATE LOW WATER LINE OF LAKE TAHOE AT AN ELEVATION OF 6223.0 FEET, LAKE TAHOE DATUM;

THENCE ALONG SAID APPROXIMATE LOW WATER LINE SOUTH 79°48'25" WEST 35.33 FEET;

THENCE NORTH 64°07'55" WEST 24.53 FEET;

THENCE NORTH 29°25'17" WEST 35.33 FEET;

THENCE LEAVING SAID LOW WATER LINE NORTH 20°03'27" EAST 69.0 FEET, MORE OR LESS;

THENCE SOUTH 46°00'00" EAST 62.48 FEET;

THENCE DUE EAST 22.73 FEET TO THE POINT OF BEGINNING.

Per NRS 111.312, this legal description was prepared by TURNER AND ASSOCIATES. INC. LAND SURVEYING, POST OFFICE BOX 5067, STATELINE, NEVADA 89449.

Reference is further made to Record of Survey Map No. 784228, recorded June 3, 2011 in the office of the County Recorder of Douglas County, State of Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded November 10, 2008, in Book 1108, Page 1520, as Document No. 0732764 of Official Records.



**PARCEL 3:**

**Lot 3, Block C, as shown on the Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada.**

**PARCEL 3A:**

**All that real property situate in a portion of Section 9, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:**

**Beginning at the Southeast corner of Lot 3, Block C, as shown on the Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of**

**Douglas County, Nevada;**

**Thence South 20°04'45" West 57 feet, more or less to the low water line of Lake Tahoe at elevation, 6223 feet, Lake Tahoe datum;**

**Thence along the low water line of Lake Tahoe South 60°00'00" West 25.00 feet;**

**Thence South 89°30'00" West 65.41 feet, more or less to the intersection of the West property line projection of Lot 3 extended southerly, and the low water line of Lake Tahoe at elevation, 6223 feet, Lake Tahoe datum;**

**Thence North 20°03'54" East 70.9 feet, more or less, to the Southwest corner Lot 3;**

**Thence East 82.30 feet to the Point of Beginning.**

**The Basis of Bearing for this description is Zephyr Cove Properties Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada.**

**PARCEL NO. 4:**

**Lot 4, Block C, as shown on the Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada.**

**PARCEL NO. 4A:**

**All that real property situate in a portion of Section 9, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:**

**Beginning at the Southeast corner of Lot 4, Block C, as shown on the Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada;**

**Thence South 20°03'54" West 70.9 feet, more or less to the low water line of Lake Tahoe at elevation, 6223 feet, Lake Tahoe datum;**



Thence along the low water line of Lake Tahoe South 89°30'00" West 40.09 feet;  
Thence North 69°54'00" West 36.29 feet, more or less to the intersection of the West property line projection of Lot 4 extended southerly, and the low water line of Lake Tahoe at elevation, 6223 feet, Lake Tahoe datum;  
Thence North 20°03'28" East 58 feet, more or less, to the Southwest corner of Lot 4;  
Thence East 78.60 feet to the Point of Beginning.

The Basis of Bearing for this description is Zephyr Cove Properties Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada.

Per NRS 111.312, this legal description was prepared by Turner & Associates, Inc., Land Surveying, Post Office Box 5067, Stateline, Nevada 89449.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 10, 2008, in Book 1108, Page 1485, as Document No. 0732759 of Official Records.

EXCEPTING THEREFROM any portion of all parcels which may lie below the ordinary high-water mark of Lake Tahoe.

Assessor's Parcel Number(s):  
1318-09-810-114